

Community Development

RECOMMENDATIONS

RESIDENTIAL DEVELOPMENT

Existing standards and procedures for development approval should be re-examined. The commercial and residential development approval process must be rigorous in order to ensure that critical issues (such as those presented in the Existing Conditions section) are addressed. The development review process should require that development proposals not harm the area or ensure steps to minimize its impact on the natural environment. The process should continue to be publicly visible and more responsive to public opinion. The most significant feature that draws people to the East Mountain Area is the natural environment. The sense of seclusion, solitude, tranquility, privacy, and environmental integrity should take precedence in decisions regarding new development. The disregard for rural preservation negatively affects the quality-of-life. Developers should be required to hold at least one public meeting to address concern of adjacent landowners, neighbors, neighborhood associations and other interested citizens.

Water availability, fire mitigation plans, and rural preservation must be the primary criteria for approving all new development. Without these precautions, over-development will occur, directly impacting water and fire, the two most potentially catastrophic issues. All subdivisions should include undeveloped, unimproved open spaces. All subdivisions will designate a minimum of 20% of the total land mass as usable public open space. Where this land abuts current public lands, a public, accessible right of way will be designated on the master plan.

Housing dispersal characteristics of rural areas dramatically increase public facility extension costs. Decisions to extend public facilities and services should be made with careful consideration of both the public health and safety concerns and the effect that service extension will have upon the existing character and future development in those areas.

Developers must be held responsible and accountable for the following:

- Increased wildfire danger or increased fire-prevention costs to taxpayers.
- Compromise of existing watersheds and viewsheds.
- Increased air, noise, and light pollution.

Developers must provide development plans that:

- Minimize wildfire danger and fire prevention costs to taxpayers

- Address existing watershed and viewsheds
- Minimize air, noise and light pollution
- Address water quantity and quality

COMMERCIAL AND ECONOMIC DEVELOPMENT

Zoning should be cottage-industry friendly for clean and low-impact enterprises. This will reduce traffic and will broaden economic opportunity for rural residents.

Commercial Nodes identified on the 1992 Proposed Transportation Network and Commercial Nodes map are meant to indicate approximate locations for future commercial activity. The exact dimensions and parcel boundaries of commercial nodes and corridors should be determined as part of an Economic Development Plan.

Future commercial development should be allowed only in designated centers and the final plan reflects this philosophy. The commercial centers shown on the (1992) Proposed Transportation Network and Commercial Nodes Map are based upon existing cultural and commercial villages, with a moderate area available for future expansion. New commercial development occurring in designated areas will eliminate endless commercial sprawl along the highways and future degradation of the rural character of the area. Limiting commercial development in the area has been a high priority of the citizen committees, the questionnaire respondents, and the public throughout the planning process. The existing commercial centers are located in: Tijeras, Cedar Crest, San Antonito, the junction of Highway 333 (Historic Route 66) and Highway 217, and Chilili. In addition, two small neighborhood commercial centers have been shown at Kuhn Road and the intersection of Highways 337 and 217.

The Historic Route 66 (Highway 333) corridor has developed with a mix of warehouse/storage yards, light industrial, and commercial/retail uses. Future commercial and employment uses should be encouraged in the Route 66 corridor. A sector plan should be developed to ensure future commercial and employment uses in the Route 66 corridor are compatible with the rural character of the East Mountain community.

TRANSPORTATION

The Area Plan establishes a local and regional road circulation network that provides access to all residential and recreation areas in the Area. Regional circulation routes provide access through the area and access to regional attractions such as Sandia Crest, Sandia Peak Ski Area, and Cibola National Forest. The local circulation routes provide access to more remote residential areas and provide alternative access routes to the regional thoroughfares. The Transportation Network Map illustrates the overall circulation network and several proposed improvements. Park-and-ride facilities should be developed in appropriate places.

POLICIES

RESIDENTIAL DEVELOPMENT	Bernalillo County shall maintain land that is zoned for residential uses that encourages housing that is affordable to all East Mountain residents.
ECONOMIC AND COMMERCIAL DEVELOPMENT	Bernalillo County shall prepare an Economic Development Plan including a detailed Commercial Nodes and Corridors section. The design guidelines must be compatible with the rural character of the area and with the transportation network.
EDUCATION	Bernalillo County shall work with the Albuquerque Public School system to make educational facilities accessible by East Mountain Area residents
CULTURAL RESOURCES	<p>Bernalillo County Shall encourage educational programs on Open Space land</p> <ol style="list-style-type: none"> 1. Bernalillo County Building, Zoning and Planning Department shall require a review letter from the New Mexico Office of Cultural Affairs concerning archeological resources for any proposed development in the East Mountain Area. Prior to development, excavation, or grading of any site containing known archaeological or historical sites, Bernalillo County shall require, review, and approve a mitigation plan when sites are identified by the State Historic Preservation Division as significant sites. 2. Bernalillo County shall promote preservation of historic structures in the Area through the following actions: <ul style="list-style-type: none"> ▪ Encourage private preservation of historic structures. ▪ Explore the feasibility of adaptive reuse of historically significant structures for public or other community uses. ▪ Provide support for practical historic preservation programs that will benefit East Mountain Area residents. ▪ Apply for matching funds from the State Historic Preservation Division for an area survey of historic structures. State and/or National Historic Register nominations shall be prepared as a deliverable of survey. ▪ Notify and work with concerned citizens who have identified potentially historical sites. 3. Bernalillo County shall review and evaluate existing archeological sites and pictographs for potential inclusion and purchase as County Open Space.

FACILITIES	<ol style="list-style-type: none"> 1. All new parks, schools, churches and other public and semi-public facilities and amenities shall be encouraged to locate on sites that contribute to the identify of the community. 2. Public buildings should strive to be an example of superior design quality. 3. Public buildings shall serve as community gathering areas by being accessible and available to area residents. 4. Bernalillo County shall work with the Village of Tijeras on development and funding of regional community facilities such as the existing Community Center, or proposed Library, Museum, and Mountain Arts Cultural Center.
- Bernalillo County Parks and Recreation	<ol style="list-style-type: none"> 1. Bernalillo County shall work with staff from other federal, state, county and municipal agencies and private developers on facility development and management issues in order to provide and promote diversified and quality recreational programs and facilities for the citizens of the EMA. 2. Use county review approval process (CDRA and CPC) as ways to secure public accessibility to open space and trails.
- <i>Trails</i>	<ol style="list-style-type: none"> 1. Bernalillo County shall identify, develop and maintain a series of interconnecting trails in East Mountain Area 2. New subdivisions shall be required to provide trail connections and/or access to trails on adjacent public or private lands as designated East Mountain Bikeways and Trails Plan. Provision of trails can often be reasonable substitute for recreation facilities that require water.

PUBLIC SAFETY	<ol style="list-style-type: none"> 1. All new proposed developments must indicate the level of need for Public Safety facilities, including personnel. 2. Bernalillo County shall require major subdivisions applications to include a fire mitigation plan. 3. Bernalillo County shall communicate with the State Forestry Department on Fire Safety measures 4. Bernalillo County shall adopt the current international Fire Code and Wildland Urban Interface Code
TRANSPORTATION	<ol style="list-style-type: none"> 1. The primary intra-mountain circulation network consisting of Hwy 14, Frost Road, Hwy 217, Hwy 337 and Historic Route 66/I-40 should be improved and maintained to provide safe, efficient year-round access. 2. Secondary circulation routes including Gutierrez Canyon and Vallecitos Road/Meadow Drive/Sedillo Hill Road should be maintained as rural roadways providing alternative north-south connections from I-40 to the residential development to the north. 3. Bernalillo County Public Works Division shall prepare a location study for at least one Park & Ride lot in the area. 4. Bernalillo County Public works Division shall pursue methods to gravel and maintain all appropriate high traffic roadways in the East Mountain Area to reduce dust and air pollution. 5. Bernalillo County should limit individual driveway access for new subdivisions onto all regional and local primary roadways wherever reasonable access can be provided through other existing rights-of-way or interior circulation streets.
SOLID WASTE	<ol style="list-style-type: none"> 1. Bernalillo County shall improve enforcement of ordinances associated with solid waste disposal and require mandatory community service as a penalty for unlawful littering and dumping in the East Mountain Area. 2. Bernalillo County shall at all times maintain at least one solid waste transfer station in the area. 3. Bernalillo County shall work with Area residents to implement an area-wide recycling program.

IMPLEMENTATION

COMMUNITY RESOURCES

- Continue to implement the BCPR Parks, Open Space, and Trails Master Plan (2003) and the East Mountain Trails and Bikeways Master Plan (2005).
- Establish an Economic Development Plan

Facilities

Bernalillo County should assess the capacity of existing public facilities to serve the current or projected future population. This information can assist in identifying potential locations for future public facilities and lead to the expansion or relocation of public activities or facilities.

Multi-use trail system

Bernalillo County should continue to develop the trail system as planned in the East Mountain Trails and Bikeways Plan (Bernalillo County Parks and Recreation).

Economic Development

The need to fit commercial activities into the East Mountain Area speaks to a larger issue, which is that of economic development.

Bernalillo County shall work with the East Mountain Chamber of Commerce and residents to accomplish the following:

- Prepare and adopt an economic development plan.
- Establish criteria for what constitutes nodes (areas of concentrated commercial activity)/ corridors and appropriate activities;
- Prioritize desired and potential commercial and industrial activities;
- Analyze potential location of centers and corridors;
- Identify job opportunities

REVIEW AND EVALUATION

Purpose: To measure the health, safety, and welfare of the public

Below are the general objectives by which implementation can be measured. A review of these should occur annually, resulting in a brief report.

Commercial activity in the East Mountain Area is predominantly located along the two main local transportation corridors, Highway 14/337 and Historic Route 66.

Clustering of services in centralized locations shall be encouraged through the policies of this plan to be accessible to area residents.

Facilities -Adequate public services, facilities, and amenities to serve the population

The Bernalillo County Planning Department shall support the Bernalillo County Parks and Recreation department in its objective to develop a system that tracks and evaluates each property in the BCOS program which will assist in determining annual spending priorities as per the Bernalillo County, Parks, Open Space, and Trails Master Plan.

Economic development- Commercial nodes shall be established to allow for the location of neighborhood-scale businesses that generate jobs and provide needed goods and services to EM residents while maintaining rural character.

Bernalillo County shall work with the East Mountain Chamber of Commerce to collect annual figures on new, continued, expanded, and discontinued businesses. As part of this assessment, special attention will be paid to the number of locally owned and operated establishments.